



**Minutes of a Meeting
of the Homeowners Association
May 9, 2022**

Meeting Date: May 9, 2022
Meeting Time: 7:00 P.M.
Meeting Location: Virtual (Zoom)

Board Members Present: Chris Corr, Rob Lime, Jan Mensz, Roy Shawhan, & Alex Trueblood

Board Members Absent: Crystian Alatorre, Jeannie Ambler

Others Present: Chad King & Chad Walker (C2 Services, LLC), other interested members and area homeowners.

Call To Order: President Rob Lime called the meeting to order at 7:04 P.M.

Approval of Minutes: Minutes of the Meeting held April 11, 2022 were presented and upon motion by Chris Corr and second by Roy Shawhan, were unanimously approved.

The Vecino Group Development (25th & Delaware): Chris Corr proposed a vote of no confidence as follows:

Based on the information provided and actions to date, the Fall Creek Place Homeowners' Association Board of Directors hereby enters a vote of no confidence in The Vecino Group's ability to successfully develop vacant land at the intersection of 25th Street and Delaware Street.

A discussion among the board members followed explaining the lack of engagement with the neighborhood by Vecino to date has been disappointing after such failure to engage the HOA and neighbors was pointed out to The Vecino Group. Additional concerns regarding the developer's failure to do a site visit is concerning.

A motion to adopt the above statement was made by Chris Corr and seconded by Roy Shawhan. The motion passed unanimously.

A special meeting will be held Wednesday, May 11, 2022 at 6:30 p.m. pursuant to the notice provided.

Chris Corr provided a high-level update as to what has transpired thus far. Specifically, the email provided by The Vecino Group, which has been posted to the HOA website.

2304 N. College: David Kingan presented on behalf of an owner of the property at 2304 N College. Sherry Minkis, as the property owner, previously addressed the board in 2021. Over the course of 6 months, Sherry has been negotiating with city staff over density and design. The two lots historically had a number of apartments located on the property.

Homeowner proposes 3 platted single-family residences on the current single lot. Lot owner is hopeful the Board and the neighborhood will be in agreement with the proposed development. Owner is proposing a zoning change to “D8”. Included will be pulling the setback towards 23rd street and push back so structures will be in line with structures facing College.

Following Mr. Kingan’s presentation, the board discussed various questions and concerns. Roy Shawhan and other board members expressed concerns that the covenants limit the current lot to a single family residence and this would be a breach of the covenants. Chris Corr advised that the City was proactive in designating various lots in the neighborhood for higher density and this would be contrary to such intention. Mr. Kingan will research the voiced concerns and reach back out to the HOA.

Design Review: 3 fence applications have been approved with an average of 2-3 day turnaround, which is a welcomed change. There is now an active committee participating regularly.

Beautification Committee: Reminder that May 22, 2022 will be a neighborhood cleanup and a smaller project on May 21 (Fall Creek cleanup). Additional information will be provided via social media. Chris is working with the foundation on potential beautification grants and the HOA may consider partnering.

Social Committee: Chad King reminded that Yoga In the Mark will be on Sunday, May 22 at Craig Kid’s Park – You must pre-register, but participation is free.

Financial Reports: Dues collections are on track for the year and expenses are in line with budget. Dues notices will be in mailboxes in the coming weeks.

Land Usage Update: Chris Corr provided an update of discussions with the Vecino Group regarding an updated proposal for the Espero project located at 25th and Delaware. The City requested a plan to occupy both the northwest and southwest corners of 25th and Delaware. Vecino provided the City with an updated proposal and, for various reasons, the City asked they return to development of the northwest corner and leave the southwest corner for future development. The latest proposal would likely require zoning variances, which will allow for a public hearing and opportunity to present a neighborhood opinion. There are not currently any finalized designs for review or discussion.

Upon motion by Chris Corr and second by Rob Lime, the following was unanimously adopted by the Board:

"The Board finds there is currently no proposal which has been presented to the Board or the Design Review Committee regarding the use of the lot located at 2460 N. Delaware St. The Board can confirm that 2460 N. Delaware Street is a part of the HOA and thus is subject to all provisions of the Declaration, including Article II Section 1.A. which provides, in part,

“No residence shall be erected, altered, placed or permitted to remain on any Lot herein, other than one detached single-family residence not to exceed two and one ha-half stories in height and permanently detached residential accessory building.

The Board and the Design Review Committee are committed to upholding and enforcing the provisions within the Declaration for all lots which are part of the HOA.”

Chris attempted to participate in a meeting with Vecino and the City, but was excluded because financials would be discussed.

Rob advised that a town hall meeting will be held to discuss the development in more detail.

Valerie Warycha is a concerned neighbor and has analyzed the nearby Penn Place project and police-runs, along with other similarly-modeled projects. Valerie has asked the Board to conduct a neighborhood meeting pursuant to the terms of Article III of the By-Laws to take a vote on a position regarding the development. Vecino has refused to provide any further public information to the neighbors; simply directing neighbors to reach out to Chris Corr. Valerie has started an on-line petition to object to the development and intends to submit the petition to the Mayor and City-County Councilors.

A clarifying discussion followed regarding the meeting requested by the neighbors. It was agreed that the meeting would be called for purposes of a vote by homeowners. C2 Services, LLC confirmed a sufficient number of signatures were obtained to call for a meeting. A 10-day prior notice is required. C2 will continue to work with The Oaks to determine if a location is available for the meeting and work with the Board to schedule the meeting and provide appropriate notice. All will be welcome to attend the meeting, whether a member of the HOA or not.

Urban Times Publications: Rob requested a board member work with Matt Guay in providing more information for Urban Times reporting. Mike Kelly agreed to assist. Chris, on behalf of the entire neighborhood, thanked Matt for his consistent 9-years of reporting to the Urban Times.

Design Review Committee: Three new members have joined and two fence requests have been approved. Roy is working with tree contractors to review trees needing removed from Pennsylvania, Talbott and Delaware Streets.

Garden Committee: Chris Corr advised the committee met and would like to rebrand as the “Beautification Committee.” Without objection, the Board agreed. The Committee will be encouraging neighbors to adopt blocks and sewer drains. Upcoming events include an Earth Day event, refreshing the Craig Kids Park, planting of bulbs provided by Garfield



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Park. A clean-up event is also being planned for Fall Creek Proper and Fall Creek Trails. Additional information is being made available via social media.

Social Committee: Crystian Alatorre advised the Easter Egg hunt is scheduled for April 16. Movie night potentially scheduled for April 23 in the Arboretum. Garage Sale has been tentatively planned for April 30 or May 1. May events will be focused on race weekend and additional movie nights will be scheduled during the summer.

C2 Services provided financial update.

Adjourn: Upon unanimous agreement, the meeting adjourned at 7:53 P.M.

NEXT MEETING: June 13, 2022 at 7:00 P.M. to be held via Zoom.